



BOTTOM STREET NORTHEND

GUIDE PRICE £325,000
FREEHOLD

Set at the heart of the desirable village of Northend, is this attractive three-bedroom cottage. With a wealth of space throughout and great scope for someone to add their own stamp to, this lovely home has much to offer its next owners.

BOTTOM STREET

- Charming Cottage
- Three Bedrooms
- Brick Built Outbuilding
- Double Garage
- Separate Kitchen & Dining
- Chain Free
- Low Maintenance Garden



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Upon entering the property, you are welcomed into a central entrance porch that leads to all other rooms within the home.

At the front of the property, you will find the spacious, bright and airy lounge that is flooded with natural light and is complete with a brick-built inglenook fireplace and log burner, giving the room a genuinely homely feel.

Leading through to the rear of the property you will find the separate kitchen and dining area.

The kitchen is fitted with a range of wall and base units and is inclusive of an integrated electric oven and hob, undercounter space for white goods and garden access.

Conveniently located next to the kitchen is the separate dining room that overlooks the rear garden through French doors.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is a good-sized double room located at the front of the home and is complete with a feature fireplace.

Bedroom two is a further good sized double room that overlooks the rear garden. Bedroom three is a single room that would also lend itself to the perfect home office or nursery.

Conveniently located close to all bedrooms is the generously sized and fully tiled family bathroom that is finished with a shower over the bath.

Outside this charming home is blessed with a low maintenance rear garden that is laid to patio with established foliage borders offering a great space for alfresco dining in the summer months.

The private garden is also home to a brick built outbuilding that benefits from a w/c, utility area complete with space for white goods and a sink, plus a store that has separate access.

This quaint property further benefits from a double detached garage with electrics and loft storage, electric central heating, double glazing throughout and off-road parking for two vehicles.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep including a newly opened branch of Pug pubs, and a very friendly community that holds regular, well attended social events throughout the year, this home offers rural community living at its finest.

Tenure: Freehold

Local Authority: Stratford On Avon District Council

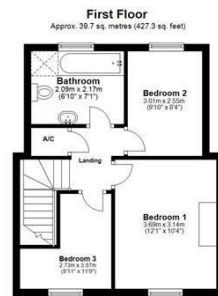
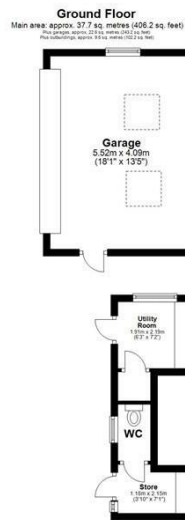
EPC: E

Council Tax Band: D



BOTTOM STREET





Main area: Approx. 77.4 sq. metres (833.6 sq. feet)
Plus garage, approx. 22.6 sq. metres (243.2 sq. feet)
Plus outbuildings, approx. 9.5 sq. metres (102.2 sq. feet)

For illustrative purposes only, not to scale. The position and size of doors, windows, appliances and other features are approximate only.
Plan produced using PlanIt.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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